
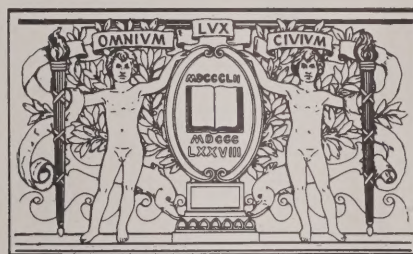
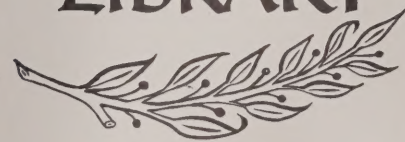


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PLANNING DISTRICT  
NORTH DORCHESTER

**NORTH DORCHESTER**

**POPULATION & HOUSING PROFILE**

**U.S. CENSUS STF1, 1990**

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**Rolf Goetze  
Mark R. Johnson**

with the assistance of:  
**Bizhan Azad, Rhonda Bolling & Greg Perkins**

**Boston Redevelopment Authority  
Policy Development & Research Department**

**Assisted by State Data Center  
Massachusetts Institute for  
Social and Economic Research  
University of Massachusetts/Amherst**

**November 1, 1991**

**City of Boston**

Raymond L. Flynn, Mayor

**Boston Redevelopment Authority**

Stephen Coyle, Director

Gregory W. Perkins, Acting Assistant Director  
Policy Development & Research

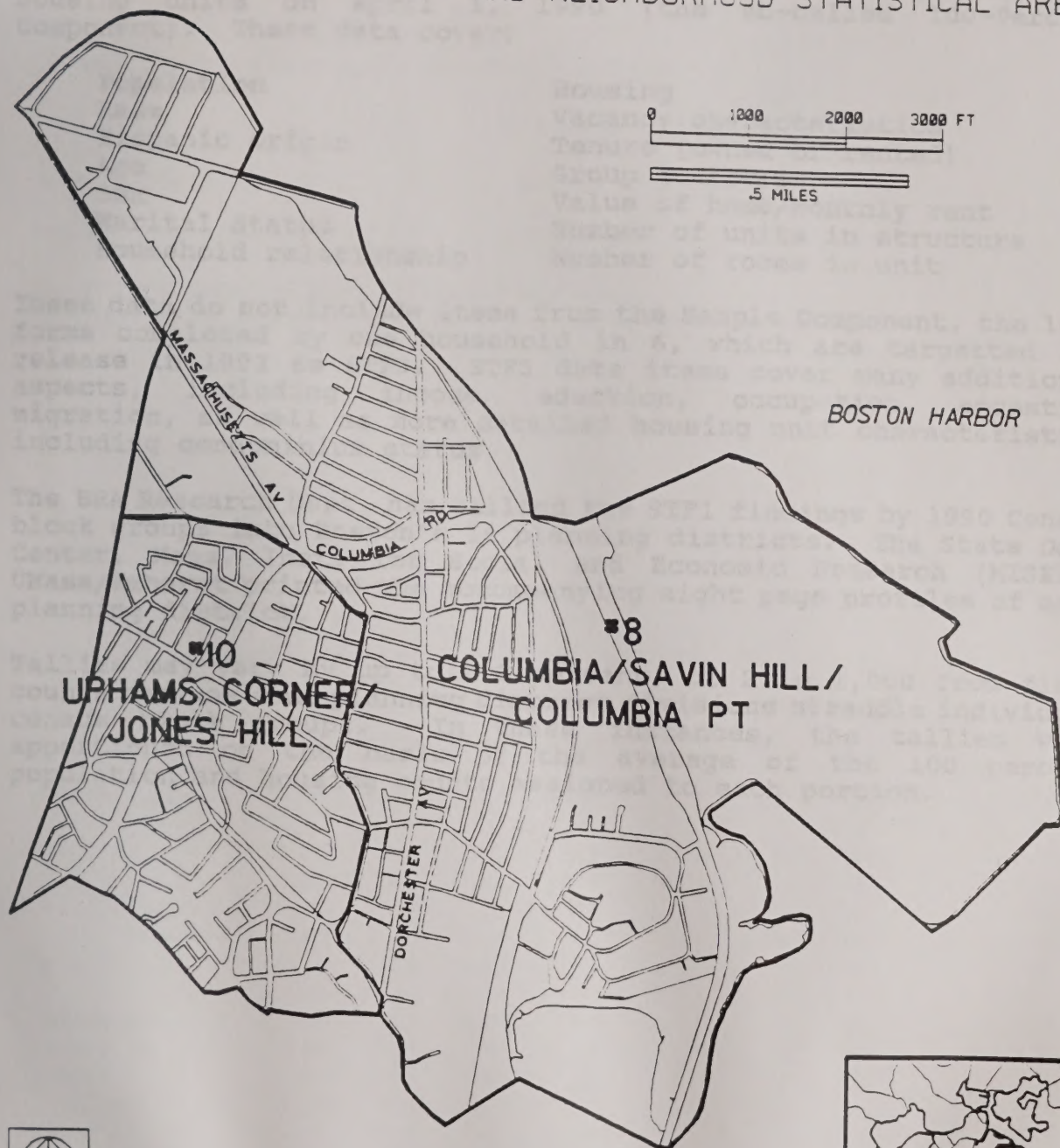
**Boston Redevelopment Authority Board Members**

Clarence J. Jones, Chairman  
Michael F. Donlan, Co-Vice Chairman  
Francis X. O'Brien, Co-Vice Chairman  
James K. Flaherty, Treasurer  
Consuelo Gonzales Thornell, Member  
Kane Simonian, Secretary





# PLANNING DISTRICT #11 NORTH DORCHESTER AND NEIGHBORHOOD STATISTICAL AREAS







### STF1 Explanatory Note

The 1990 U.S. Census has released STF1 (Summary Tape File 1) data taken from short census forms collected from all persons and housing units on April 1, 1990 (the so-called 100-Percent Component). These data cover:

#### **Population**

Race

Hispanic origin

Age

Sex

Marital Status

Household relationship

#### **Housing**

Vacancy characteristics

Tenure (owned or rented)

Group quarters

Value of home/Monthly rent

Number of units in structure

Number of rooms in unit

These data do not include items from the Sample Component, the long forms completed by one household in 6, which are targeted for release in 1992 as STF3. STF3 data items cover many additional aspects, including income, education, occupation, ancestry, migration, as well as more detailed housing unit characteristics including condominium status.

The BRA Research Dept. has tallied the STF1 findings by 1990 Census block groups into Boston's 16 planning districts. The State Data Center, Mass. Inst. for Social and Economic Research (MISER), UMass/Amherst printed the accompanying eight page profiles of each planning district.

Tallies may vary by up to 0.2 percent, or 2 in 1,000 from final counts because some planning district divisions straddle individual census block groups. In these instances, the tallies were apportioned on the basis of the average of the 100 percent population and housing counts assigned to each portion.





## P 1: (11) NORTH DORCHESTER PLANNING DISTRICT POPULATION, AREA, DENSITY, 1990

Total Persons:	25,066	Population Percent of City:	4.4
Total Land Area (in Sq. Mi.):	2.02	Land Area Percent of City:	4.1
Population Density (per SqMi):	12,409	Density Ratio to City Average	1.06

Source: 1990 US Census STF1 Counts, BRA Research Dept. data

NB: Numbers may not sum precisely to totals due to estimating and rounding. See text.

## P 2: POPULATION BY RACE/HISPANIC ORIG., SHARE OF BOSTON, and CHANGE, 1980 - 1990

(11) NORTH DORCHESTER	1980		1990		:	1990 - 1980 Change		:	1990
	Number	Percent	Number	Percent		Number	Percent		PD/Boston Ratio2
Total Population	23,789	100.0%	25,066	100.0%	:	1,277	5.4%	:	1.00
White1	16,520	69.4	14,082	56.2	:	(2,438)	-14.8	:	0.89
Black	3,978	16.7	5,622	22.4	:	1,644	41.3	:	0.88
Native Americans	93	0.4	126	0.5	:	33	35.5	:	1.53
Asian + Pac.Islnrs	156	0.7	1,634	6.5	:	1,478	947.4	:	1.23
Other Race	3,042	12.8	3,601	14.4	:	559	18.4	:	2.41
-----	-----	-----	-----	-----	:	-----	-----	:	-----
Hispanic Origin	2,980	12.5	3,584	14.3	:	604	20.3	:	1.33
White	585	2.5	904	3.6	:	319	54.5	:	0.94
Black	153	0.6	595	2.4	:	442	288.9	:	1.36
All other	2,242	9.4	2,085	8.3	:	(157)	-7.0	:	1.60
-----	-----	-----	-----	-----	:	-----	-----	:	-----
All Minorities	7,854	33.0	11,888	47.4	:	4,034	51.4	:	1.16
White, Non-Hisp.	15,935	67.0	13,178	52.6	:	(2,757)	-17.3	:	0.89
Black, Non-Hisp.	3,825	16.1	5,027	20.1	:	1,202	31.4	:	0.84

Source: 1990, 1980 US Census STF1 Counts, Tables P6, P10.

1- includes Whites of Hispanic origin

2- this ratio expresses relative concentrations, comparing the planning district to Boston as a whole





P 3: ALL PERSONS: AGE Cohorts, 1980 - 1990

(11) NORTH DORCHESTER	1980		1990		:	1990 - 1980 Change		:	1990
	Number	Percent	Number	Percent		Number	Percent		PD/Boston Ratio
Total Persons:	23,789	100.0%	25,066	100.0%	:	1,277	5.4%	:	1.00
0- 4 years	1,798	7.6	2,047	8.2	:	249	13.8	:	1.28
5-14	3,702	15.6	3,550	14.2	:	(152)	-4.1	:	1.43
15-24	4,929	20.7	4,212	16.8	:	(717)	-14.5	:	0.83
25-34	3,800	16.0	5,425	21.6	:	1,625	42.8	:	0.94
35-44	2,257	9.5	3,464	13.8	:	1,207	53.5	:	1.02
45-54	2,235	9.4	2,005	8.0	:	(230)	-10.3	:	0.98
55-64	2,334	9.8	1,707	6.8	:	(627)	-26.9	:	0.96
65-74	1,624	6.8	1,604	6.4	:	(20)	-1.2	:	1.03
75-84	870	3.7	856	3.4	:	(14)	-1.6	:	0.90
85 +	240	1.0	195	0.8	:	(45)	-18.8	:	0.54

Source: 1990, 1980 US Census STF1 Counts, Tables P6, P11.

1- this ratio expresses relative concentrations, comparing the planning district to Boston as a whole

P 5: POPULATION AGE GROUP OVERVIEW by RACE/ETHNICITY, 1980 and 1990

(11) NORTH DORCHESTER

Years and Age	All	Whitel	Black	Asian	All Others2	:	Hispanic Origin
1980, Total:	23,789	16,520	3,978	156	3,135	:	2,980
0- 4 years	1,798	923	394	12	469	:	416
5-17	5,161	2,884	1,210	44	1,023	:	981
18-64	14,096	10,191	2,255	88	1,562	:	1,519
65 +	2,734	2,522	119	12	81	:	64
1990, Total:	25,066	14,082	5,622	1,634	3,727	:	3,584
0- 4 years	2,047	820	652	160	415	:	389
5-17	4,541	1,757	1,360	430	994	:	938
18-64	15,822	9,329	3,359	995	2,139	:	2,114
65 +	2,655	2,176	251	49	179	:	143
Abs. Change, '90-'80:	1,277	(2,438)	1,644	1,478	592	:	604
0- 4 years	249	(103)	258	148	(54)	:	(27)
5-17	(620)	(1,127)	150	386	(29)	:	(43)
18-64	1,726	(862)	1,104	907	577	:	595
65 +	(79)	(346)	132	37	98	:	79
Pct. Change, '90-'80:	5.4%	-14.8%	41.3%	947.4%	18.9%	:	20.3%
0- 4 years	13.8	-11.2	65.5	1233.3	-11.5	:	-6.5
5-17	-12.0	-39.1	12.4	877.3	-2.8	:	-4.4
18-64	12.2	-8.5	49.0	1030.7	36.9	:	39.2
65 +	-2.9	-13.7	110.9	308.3	121.0	:	123.4

Source: 1990, 1980 US Census STF1 Counts, Tables P6, P10, P11.

1- includes Whites of Hispanic origin

2- includes Native Americans





## H 1: HOUSING UNITS by TENURE, 1980 and 1990

NORTH DORCHESTER	1980		1990		: 1990-1980 Change		: 1990
	Number	Percent	Number	Percent	: Number	Percent	: PD/Boston Ratio1
Total Housing Units:2	10,106	100.0%	10,218	100.0%	: 112	1.1%	: 1.00
Occupied total:	8,367	82.8	8,991	88.0	: 624	7.5	: 0.97
Owner occupied	2,263	22.4	2,617	25.6	: 354	15.6	: 0.91
Renter occupied	6,104	60.4	6,374	62.4	: 270	4.4	: 0.99
Vacant total:	1,739	17.2	1,227	12.0	: (512)	-29.4	: 1.34
For sale only	25	0.2	90	0.9	: 65	260.0	: 1.15
For rent	1,327	13.1	947	9.3	: (380)	-28.6	: 1.74
All other vacant DUs	387	3.8	190	1.9	: (197)	-50.9	: 0.65

Source: 1990, 1980 US Census STF1 Counts, Tables H1, H2, H3.

1- this ratio expresses relative concentrations, comparing the planning district to Boston as a whole

2- due to US Census variations, numbers may differ by +/- 4 units between tables

## H 2: HOUSING UNITS by RACE/HISPANIC ORIGIN OF HOUSEHOLDER, 1980 and 1990

NORTH DORCHESTER	1980		1990		: 1990-1980 Change		: 1990
	Number	Percent	Number	Percent	: Number	Percent	: PD/Boston Ratio2
All Occupied housing units	8,367	100.0%	8,992	100.0%	: 625	7.5%	: 0.97
White1	6,308	75.4	5,875	65.3	: (433)	-6.9	: 0.91
Black	1,218	14.6	1,763	19.6	: 545	44.7	: 0.86
American Indian, Eskimo, or Aleut	28	0.3	36	0.4	: 8	28.6	: 1.27
Asian or Pacific Islander	44	0.5	397	4.4	: 353	802.3	: 1.01
Other race	769	9.2	921	10.2	: 152	19.8	: 2.40
-----	-----	-----	-----	-----	-----	-----	-----
Hispanic Origin	778	9.3	1,000	11.1	: 222	28.5	: 1.38
White, Hisp. origin	154	1.8	253	2.8	: 99	64.3	: 0.92
Black, Hisp. origin	39	0.5	171	1.9	: 132	338.5	: 1.43
All others, Hisp. origin	585	7.0	576	6.4	: (9)	-1.5	: N/A
-----	-----	-----	-----	-----	-----	-----	-----
All minorities	2,213	26.4	3,370	37.5	: 1,157	52.3	: 1.11
White, Non-Hispanic	6,154	73.6	5,622	62.5	: (532)	-8.6	: 0.94
Black, Non-Hispanic	1,179	14.1	1,592	17.7	: 413	35.0	: 0.86

Source: 1990, 1980 US Census STF1 Counts, Tables H8 - H11.

1- includes Whites of Hispanic origin

2- this ratio expresses relative concentrations, comparing the planning district to Boston as a whole





## H 3: OCCUPIED HOUSING UNITS by TENURE and RACE, 1980 and 1990

	OWNER-OCCUPIED				:	RENTER-OCCUPIED			
	1980 Number	1990 Number	1990-1980 Number	Change Percent		1980 Number	1990 Number	1990-1980 Number	Change Percent
NORTH DORCHESTER					:				
Occupied housing units	2,263	2,617	354	15.6%	:	6,104	6,375	271	4.4%
White	1,973	2,017	44	2.2	:	4,335	3,858	(477)	-11.0
Black	157	298	141	89.8	:	1,061	1,465	404	38.1
American Indian, Eskimo, or Aleut	8	8	0	0.0	:	20	28	8	40.0
Asian or Pacific Islander	12	73	61	508.3	:	32	324	292	912.5
Other race	113	221	108	95.6	:	656	700	44	6.7
-----					:				
Hispanic Origin	81	176	95	117.3	:	697	824	127	18.2
White, Hisp. origin	22	56	34	154.5	:	132	197	65	49.2
Black, Hisp. origin	8	26	18	225.0	:	31	145	114	367.7
All others, Hisp. origin	51	94	43	84.3	:	534	482	(52)	-9.7
-----					:				
All minorities	312	656	344	110.3	:	1,901	2,714	813	42.8
White, Non-Hispanic	1,951	1,961	10	0.5	:	4,203	3,661	(542)	-12.9
Black, Non-Hispanic	149	272	123	82.6	:	1,030	1,320	290	28.2

Source: 1990, 1980 US Census STF1 Counts, Tables H8 - H11.

1- includes Whites of Hispanic origin

## H 4: TENURE BY AGE OF HOUSEHOLDER, 1990

	Occupied Housing Units			:	Column Distribution			:	Row Distribution		
	Total	Owner	Renter		Total	Owner	Renter		Total	Owner	Renter
NORTH DORCHESTER				:				:			
Occupied housing units:	8,994	2,619	6,375	:	100.0%	100.0%	100.0%	:	100.0%	29.1%	70.9%
Age of Householder:				:				:			
15 to 24 years	656	39	617	:	7.3	1.5	9.7	:	100.0	5.9	94.1
25 to 34 years	2,374	449	1,925	:	26.4	17.1	30.2	:	100.0	18.9	81.1
35 to 44 years	1,951	574	1,377	:	21.7	21.9	21.6	:	100.0	29.4	70.6
45 to 54 years	1,167	418	749	:	13.0	16.0	11.7	:	100.0	35.8	64.2
55 to 64 years	1,075	447	628	:	12.0	17.1	9.9	:	100.0	41.6	58.4
65 to 74 years	1,043	438	605	:	11.6	16.7	9.5	:	100.0	42.0	58.0
75 years and over	728	254	474	:	8.1	9.7	7.4	:	100.0	34.9	65.1

Source: 1990 US Census STF1 Counts, Tables H12.





Profile 1 - General Characteristics of the Population  
 1990 Census of Population and Housing, Summary Tape File 1  
 Area Type: Planning District

REPORT #91-13  
 Area Name: Dorchester (North)  
 State:MA

P1. Persons/Area/Density			P6/8/10. Race and Hispanic Origin (Universe: Persons)			P9. Hispanic Origin (Universe: Persons)			P11/12. Persons by Sex by Age			
Total Persons	Total Area (sq.miles)	25.066	Total Persons	Number	PCT	Total Persons	Number	PCT	Age	Total	Female	Male
Land Area			Not of Hispanic Origin			Not of Hispanic Origin			Total	25,066	12,913	12,152
Water Area			Hispanic Origin			Hispanic Origin			Under 1	410	208	202
Population Density: Persons per square mile of Land area			Mexican			Mexican			1 - 2	856	414	441
P5. Sex			Puerto Rican			Puerto Rican			3 - 4	779	376	406
Total	25,066	100.0%	Other Hispanic			Other Hispanic			5	434	209	225
Female	12,913	51.5%	Total			Total			6	347	181	165
Male	12,152	48.5%	Total			Total			7 to 9	1,084	527	557
P7. Race			Persons in Institutions:			Persons in Institutions:			10 - 11	743	345	399
Total	25,066	100.0%	Correctional Instns.			Correctional Instns.			12 - 13	623	302	323
White	14,080	56.2%	Nursing Homes			Nursing Homes			14	317	169	148
Black	5,621	22.4%	Mental (Psychiatric)			Mental (Psychiatric)			15	343	175	167
American Indian, Eskimo, or Aleut	126	0.5%	Hospitals			Hospitals			16	336	188	148
American Indian	126	0.5%	Juvenile Institutions			Juvenile Institutions			17	311	174	139
Eskimo	0	0.0%	Other Institutions			Other Institutions			18	356	165	190
Asian or Pacific Isl.	1,637	6.5%	Other Persons in Group Qtrs			Other Persons in Group Qtrs			19	385	173	213
Asian	1,621	6.5%	College Dormitories			College Dormitories			20	367	185	181
Chinese	204	0.8%	Military Dormitories			Military Dormitories			21	450	222	227
Filipino	30	0.1%	Emergency Shelters For Homeless			Emergency Shelters For Homeless			22	1,665	888	777
Japanese	9	0.0%	Visible in Street Locales			Visible in Street Locales			23	2,887	1,401	1,485
Asian Indian	65	0.3%	Other Non-Institutional			Other Non-Institutional			24	2,538	1,231	1,308
Korean	39	0.2%	Group Quarters			Group Quarters			25	2,008	954	1,054
Vietnamese	1,097	0.3%	Total			Total			26	1,457	750	706
Cambodian	84	0.3%	Total			Total			27	1,084	556	529
Hmong	0	0.0%	Total			Total			28	921	500	420
Laotian	59	0.2%	Total			Total			29	812	434	378
Thai	1	0.0%	Total			Total			30	368	225	143
Other Asian	33	0.1%	Total			Total			31	526	304	223
Pacific Islander	14	0.1%	Total			Total			32	852	493	357
Polynesian	1	0.0%	Total			Total			33	457	297	194
Hawaiian	1	0.0%	Total			Total			34	522	327	199
Samoan	0	0.0%	Total			Total			35	337	235	100
Tongan	0	0.0%	Total			Total			36	196	143	52
Other Polynesian	0	0.0%	Total			Total			37			
Micronesian	13	0.1%	Total			Total			38			
Guamanian	13	0.1%	Total			Total			39			
Other Micronesian	0	0.0%	Total			Total			40			
Melanesian	0	0.0%	Total			Total			41			
Pacific Isl., Other	0	0.0%	Total			Total			42			
Other Race	3,602	14.4%	Total			Total			43			



Profile 2 - Persons By Age, Race, Sex And Hispanic Origin  
1990 Census of Population and Housing, Summary Tape File 1  
Area Type: Planning District

REPORT #91-14  
Area Name: Dorchester (North)  
State: MA

P12. Persons by Age, Race and Sex (Universe: Persons)										P13. Hispanic Origin (Universe: Hisp Persons)																			
All Persons:					25,066 All Females:					12,913 All Males:					12,152														
-----White-----					-----Black-----					Am. Ind./Esk/Aleut					-Asian/Pac Isl.-					---Other---					Race--				
Total					Total					Total					Total					Total					Total				
Female					Female					Female					Female					Female					Female				
Age					Age					Age					Age					Age					Age				
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55 - 59					55 - 59					55 - 59					55 - 59					55 - 59					55 - 59				
60 - 64					60 - 64					60 - 64					60 - 64					60 - 64					60 - 64				
65 - 69					65 - 69					65 - 69					65 - 69					65 - 69					65 - 69				
70 - 74					70 - 74					70 - 74					70 - 74					70 - 74					70 - 74				
75 - 79					75 - 79					75 - 79					75 - 79					75 - 79					75 - 79				
80 - 84					80 - 84					80 - 84					80 - 84					80 - 84					80 - 84				
85 & over					85 & over					85 & over					85 & over					85 & over					85 & over				
Under 65					Under 65					Under 65					Under 65					Under 65					Under 65				
0-4					0-4					0-4					0-4					0-4					0-4				
5-17					5-17					5-17					5-17					5-17					5-17				
18-64					18-64					18-64					18-64					18-64					18-64				
65+					65+					65+					65+					65+					65+				
Total					Total					Total					Total					Total					Total				
Female					Female					Female					Female					Female					Female				
Total					Total					Total					Total					Total					Total				
Under 1					Under 1					Under 1					Under 1					Under 1					Under 1				
1 - 2					1 - 2					1 - 2					1 - 2					1 - 2					1 - 2				
3 - 4					3 - 4					3 - 4					3 - 4					3 - 4					3 - 4				
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7 to 9					7 to 9					7 to 9					7 to 9					7 to 9					7 to 9				
10 - 11					10 - 11					10 - 11					10 - 11					10 - 11					10 - 11				
12 - 13					12 - 13					12 - 13					12 - 13					12 - 13					12 - 13				
14					14					14					14					14					14				
15					15					15					15					15					15				
16					16					16					16					16					16				
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30 - 34					30 - 34					30 - 34					30 - 34					30 - 34					30 - 34				
35 - 39					35 - 39					35 - 39					35 - 39					35 - 39					35 - 39				
40 - 44					40 - 44					40 - 44					40 - 44					40 - 44					40 - 44				
45 - 49					45 - 49					45 - 49					45 - 49					45 - 49					45 - 49				
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70 - 74					70 - 74					70 - 74					70 - 74					70 - 74					70 - 74				
75 - 79					75 - 79					75 - 79					75 - 79					75 - 79					75 - 79				
80 - 84					80 - 84					80 - 84					80 - 84					80 - 84					80 - 84				
85 & over					85 & over					85 & over					85 & over					85 & over					85 & over				
Under 65					Under 65					Under 65					Under 65					Under 65					Under 65				
0-4					0-4					0-4					0-4					0-4					0-4				
5-17					5-17					5-17					5-17					5-17					5-17				
18-64					18-64					18-64					18-64					18-64					18-64				
65+					65+					65+					65+					65+					65+				
Total					Total					Total					Total					Total					Total				
Female					Female					Female					Female					Female					Female				
Total					Total					Total					Total					Total					Total				
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3 - 4					3 - 4					3 - 4					3 - 4					3 - 4					3 - 4				
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12 - 13					12 - 13					12 - 13					12 - 13					12 - 13					12 - 13				
14					14					14					14					14					14				
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16					16					16					16					16					16				
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25 - 29					25 - 29					25 - 29					25 - 29					25 - 29					25 - 29				
30 - 34					30 - 34					30 - 34					30 - 34					30 - 34					30 - 34				
35 - 39					35 - 39					35 - 39					35 - 39					35 - 39					35 - 39				
40 - 44					40 - 44					40 - 44					40 - 44					40 - 44					40 - 44				
45 - 49					45 - 49					45 - 49					45 - 49					45 - 49					45 - 49				
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60 - 64					60 - 64					60 - 64					60 - 64					60 - 64					60 - 64				
65 - 69					65 - 69					65 - 69					65 - 69					65 - 69					65 - 69				
70 - 74					70 - 74					70 - 74					70 - 74					70 - 74					70 - 74				
75 - 79					75 - 79					75 - 79					75 - 79					75 - 79					75 - 79				
80 - 84					80 - 84					80 - 84					80 - 84					80 - 84					80 - 84				
85 & over					85 & over					85 & over					85 & over					85 & over					85 & over				
Under 65					Under 65					Under 65					Under 65					Under 65					Under 65				
0-4					0-4					0-4					0-4					0-4					0-4				
5-17					5-17					5-17					5-17					5-17					5-17				
18-64					18-64					18-64					18-64					18-64					18-64				
65+					65+					65+					65+					65+					65+				
Total					Total					Total					Total					Total					Total				
Female					Female					Female					Female					Female					Female				
Total					Total					Total					Total					Total					Total				
Under 1					Under 1					Under 1					Under 1					Under 1					Under 1				
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3 - 4					3 - 4					3 - 4					3 - 4					3 - 4					3 - 4				
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6					6					6					6					6					6				
7 to 9					7 to 9					7 to 9					7 to 9					7 to 9					7 to 9				
10 - 11					10 - 11					10 - 11</																			





Profile 3 - Household and Family Characteristics  
1990 Census of Population and Housing, Summary Tape File 1  
Area Type: Planning District

Report #91-15  
Area Name: Dorchester (North)  
State: MA

State:MA

P1/2/3/15/17/17A. Persons, Households  
And Families

Total Persons	25,066
Persons in Households	24,745
Total Households	8,991
Persons Per Household	2.75
Persons in Families	19,156
Total Families	5,565
Persons Per Family	

P15. Household Type and Relationship (Universe: Persons)	Persons	PCT
Total	25,066	100.0%
In Households	24,745	98.7%
In Family Households	19,972	79.7%
Householder	5,565	22.2%
Spouse	2,918	11.6%
Child	8,556	34.5%
Natural-Born/Adopted	8,526	34.0%
Step	130	0.5%
Grandchild	541	2.2%
Other Relatives	1,475	5.9%
Non-Relatives	816	3.3%
In NonFamily Households	4,772	19.0%
Householder Liv. Alone	2,454	9.8%
Householder Not Alone	1,972	3.9%
Non-Relatives	1,346	5.4%
In Group Quarters	321	1.3%
Institutionalized	184	0.7%
Others in Group Quarters	137	0.5%

P14. Sex by Marital Status

	Total	PCT	Female	PCT	Male	PCT
Total Persons	19,472	100.0%	10,184	100.0%	9,288	100.0%
Never Married	9,130	46.9%	4,264	41.9%	4,866	52.4%
Now Married,						
Except Separated	6,684	34.3%	3,332	32.7%	3,352	36.1%
Separated	810	4.2%	545	5.4%	265	2.9%
Widowed	1,502	7.7%	1,249	12.3%	253	2.7%
Divorced	1,346	6.9%	794	7.8%	552	5.9%

P21. Household Type and Relationship  
(Universe: Persons Under 18)

	Persons	PCT
Total	6,583	100.0%
In Households	6,551	99.5%
Householder or Spouse	10	0.2%
Own Child	5,820	88.4%
In Married Couple		
Family	3,084	46.8%
In Other Family	2,736	41.6%
Male Householder,		
No Wife Present	258	3.9%
Female Householder,		
No Husband Present	2,478	37.6%
Other Relatives	621	9.4%
Non-Relatives	99	1.5%
In Group Quarters	32	0.5%
Institutionalized	9	0.1%
Other persons in		
Group Quarters	23	0.3%

P23. Household Type and Relationship  
(Universe: Persons 65+)

	Persons	PCT
Total	2,660	100.0%
In Households	2,565	96.4%
In Family Households	1,580	59.4%
Householder	1,831	31.2%
Spouse	402	15.1%
Other Relative	314	11.8%
Non-Relative	33	1.2%
In NonFamily Households	983	37.0%
Male Householder	274	10.3%
Living Alone	249	9.4%
Not Living Alone	25	0.9%
Female Householder	664	25.0%
Living Alone	648	24.4%
Not Living Alone	16	0.6%
Non-Relatives	45	1.7%
In Group Quarters	95	3.6%
Institutionalized	81	3.0%
Others in Group Quarters	14	0.5%

P22. Relationship and Age  
(Univ.: Persons Under 18)

	Total
Under 18	6,583*
Under 3 years	1,266
3 to 4 years	779
5 years	434
6 to 11 years	2,174
12 to 13 years	623
14 years	317
15 to 17 years	990*
% Under 3 years	19.2%
% 3 and 4 years	11.8%
% 5 years	6.6%
% 6 to 11 years	33.0%
% 12 to 13 years	9.5%
% 14 years	4.8%
% 15 to 17 years	15.0%*

----- Persons In Households

	Own Child	Other Relative	NonRelatives
Total	5,822	620	99
Under 3 years	1,052	184	19
3 to 4 years	673	87	15
5 years	396	31	6
6 to 11 years	1,981	167	26
12 to 13 years	565	52	7
14 years	291	19	7
15 to 17 years	864	80	19
% Under 3 years	18.1%	29.7%	19.2%
% 3 and 4 years	11.6%	14.0%	15.2%
% 5 years	6.8%	5.0%	6.1%
% 6 to 11 years	34.0%	26.9%	26.3%
% 12 to 13 years	9.7%	8.4%	7.1%
% 14 years	5.0%	3.1%	7.1%
% 15 to 17 years	14.8%	12.9%	19.2%

----- Persons In Group Quarters

	Total	Institutional	Other
Total	32	9	23
Under 3 years	10	3	7
3 to 4 years	4	0	4
5 years	1	0	1
6 to 11 years	0	0	0
12 to 13 years	0	0	0
14 years	1	0	1
15 to 17 years	16	6	10
% Under 3 years	31.3%	33.3%	30.4%
% 3 and 4 years	12.5%	0.0%	17.4%
% 5 years	3.1%	0.0%	4.3%
% 6 to 11 years	0.0%	0.0%	0.0%
% 12 to 13 years	0.0%	0.0%	0.0%
% 14 years	3.1%	0.0%	4.3%
% 15 to 17 years	50.0%	66.7%	43.5%

Includes 10 Householders and Spouses under 18 not shown separately.





Profile 4 - Household Characteristics  
1990 Census of Population and Housing, Summary Tape File 1  
Area Type: Planning District

Report #91-16  
Area Name: Dorchester (North)  
State: MA

P24/25. Households By Household Size/Type by Age of Members (Universe: Households)									
P16. Household Size and Type (Universe: Households)					P27. Household Type and Household Size (Universe: Households)				
Households					Households				
1 Person	2 or more Persons	Family	NonFamily	Total	1 Person	2 or more Persons	Family	NonFamily	Total
2,454	1,110	1,344	88	3,564	1,412	2,134	1,553	581	3,667
1,344	1,110	1,344	88	3,564	1,412	2,134	1,553	581	3,667
6,537	1,344	1,344	88	8,213	1,412	2,134	1,553	581	3,667
5,566	1,344	1,344	88	7,338	1,412	2,134	1,553	581	3,667
2,918	1,344	1,344	88	4,610	1,412	2,134	1,553	581	3,667
1,553	1,344	1,344	88	3,285	1,412	2,134	1,553	581	3,667
1,365	1,344	1,344	88	2,753	1,412	2,134	1,553	581	3,667
2,647	1,344	1,344	88	4,379	1,412	2,134	1,553	581	3,667
513	1,344	1,344	88	2,801	1,412	2,134	1,553	581	3,667
195	1,344	1,344	88	1,737	1,412	2,134	1,553	581	3,667
318	1,344	1,344	88	2,060	1,412	2,134	1,553	581	3,667
2,134	1,344	1,344	88	3,666	1,412	2,134	1,553	581	3,667
1,412	1,344	1,344	88	2,753	1,412	2,134	1,553	581	3,667
722	1,344	1,344	88	2,060	1,412	2,134	1,553	581	3,667
971	1,344	1,344	88	2,313	1,412	2,134	1,553	581	3,667
609	1,344	1,344	88	2,561	1,412	2,134	1,553	581	3,667
362	1,344	1,344	88	2,060	1,412	2,134	1,553	581	3,667
Total Households					Total Households				
8,991	100.0%	---	---	---	8,991	100.0%	---	---	---
P19/20. Race/Hispanic Origin of Householder by Household Type									
P19/20. Race/Hispanic Origin of Householder by Household Type					P26. Household Type (Universe: Households)				
Householder					Householder				
Total	White	Black	Other	Hispanic	Total	White	Black	Other	Hispanic
5,565	3,133	1,293	1,039	1,100	5,565	3,133	1,293	1,039	1,100
2,918	1,939	402	311	266	2,918	1,939	402	311	266
1,553	1,094	126	97	342	1,553	1,094	126	97	342
1,365	1,194	891	68.9%	124	1,365	1,194	891	68.9%	124
2,647	1,24	124	9.6%	273	2,647	1,24	124	9.6%	273
513	273	124	9.6%	68	513	273	124	9.6%	68
195	68	58	4.5%	205	195	68	58	4.5%	205
318	205	66	5.1%	291	318	205	66	5.1%	291
2,134	921	767	59.3%	441	2,134	921	767	59.3%	441
1,412	441	605	46.8%	17	1,412	441	605	46.8%	17
722	480	162	12.5%	0	722	480	162	12.5%	0
3,425	2,746	470	100.0%	4	3,425	2,746	470	100.0%	4
2,454	1,959	359	76.4%	1	2,454	1,959	359	76.4%	1
971	787	111	23.6%	3	971	787	111	23.6%	3
P18. Age of Household Members By Household Type									
P18. Age of Household Members By Household Type					P26. Household Type (Universe: Households)				
Householder					Householder				
Total	Under 18	18-24	25-34	35-44	Total	Under 18	18-24	25-34	35-44
5,565	3,176	1,560	1,616	1,213	5,565	3,176	1,560	1,616	1,213
2,918	1,560	1,199	1,417	841	2,918	1,560	1,199	1,417	841
2,647	1,616	1,417	1,417	1,100	2,647	1,616	1,417	1,417	1,100
513	199	141	141	133	513	199	141	141	133
2,134	1,417	1,417	1,417	1,100	2,134	1,417	1,417	1,417	1,100
1,412	15	15	15	15	1,412	15	15	15	15
3,425	100.0%	100.0%	100.0%	100.0%	3,425	100.0%	100.0%	100.0%	100.0%
2,454	71.6%	71.6%	71.6%	71.6%	2,454	71.6%	71.6%	71.6%	71.6%
971	28.4%	28.4%	28.4%	28.4%	971	28.4%	28.4%	28.4%	28.4%



**Profile 5 - Housing Unit Characteristics and Tenure**  
**1990 Census of Population and Housing, Summary Tape File 1**  
Area Type: Planning District

Report #91-17  
Area Name: Dorchester (North)  
State: MA

H8/9. Tenure by Race of Householder (Universe: Occupied Housing Units)				H10/11. Hispanic Origin of Householder by Race of Householder and Tenure (Universe: Occupied Housing Units)			
		Units	Pct			Units	Pct
All Housing Units		10,218		All Races		8,988	100.0%
Urban		0		White		5,876	65.4%
Inside Urbanized Areas		0		Black		1,762	19.6%
Outside Urbanized Areas		0		American Indian		35	0.4%
Rural		0		Eskimo or Aleut		396	4.4%
Not Defined for This File		10,218		Asian or Pacific		919	10.2%
				Islander			
H1/2/3/5. Housing Units by Tenure and Vacancy (Universe: Housing Units)				Other Race			
All Housing Units		Housing Units	Pct				
		10,218	100.0%				
Occupied		8,991	88.0%				
Owner Occupied		2,617	25.6%				
Renter Occupied		6,374	62.4%				
Vacant		1,227	12.0%				
For Rent		947	9.3%				
For Sale Only		90	0.9%				
Rented or Sold, Not Occupied		63	0.6%				
For Seasonal, Recreational							
Or Occasional Use		5	0.0%				
For Migrant Workers		0	0.0%				
Other Vacant		122	1.2%				
H14/15/16. Average Rooms by Tenure and Vacancy (Universe: Housing Units)				H12. Tenure by Age of Householder (Universe: Occupied Housing Units)			
		Aggregate Rooms	Average Rooms Per Unit			Units	Pct
All Housing Units		50,005	4.89	Total		8,991	100.0%
Occupied		44,801	4.98	15 to 24 Years		656	7.3%
Owner Occupied		16,313	6.23	25 to 34 Years		2,374	26.4%
Renter Occupied		28,488	4.47	35 to 44 Years		1,951	21.7%
Vacant		5,204	4.24	45 to 54 Years		1,167	13.0%
For Rent		3,772	3.98	55 to 64 Years		1,075	12.0%
For Sale Only		464	5.16	65 to 74 Years		1,043	11.6%
Rented or Sold/Not Occupied		310	4.92	75 Years & over		728	8.1%
For Seasonal, Recreational							
Or Occasional Use		28	5.60				
For Migrant Workers		0	***				
Other Vacant		630	5.16				





Report #91-18  
Area Name: Dorchester (North)  
State:MA  
Profile 6 - Housing Unit Characteristics - Persons, Rooms and Tenure  
1990 Census of Population and Housing, Summary Tape File 1  
Area Type: Planning District

H17/18. Tenure by Persons In Unit (Universe: Occupied Housing Units)										H13. Rooms (Universe: Housing Units)			
Occupied		Owner Occupied		Renter Occupied		Housing Units		Pct					
Units	Pct	Units	Pct	Units	Pct	Units	Pct	Units	Pct				
Total	8,991 100.0%	2,617 100.0%	594 22.7%	6,374 100.0%	1,860 29.2%	1 Room	146	1.4%					
1 Person	2,454 27.3%	594 22.7%	1,860 29.2%	1,726 27.1%	576 5.6%	2 Rooms	576	5.6%					
2 Persons	2,495 27.7%	769 29.4%	1,726 27.1%	1,121 17.6%	1,417 13.9%	3 Rooms	1,417	13.9%					
3 Persons	1,559 17.3%	439 16.8%	1,121 17.6%	766 12.0%	1,750 17.1%	4 Rooms	1,750	17.1%					
4 Persons	1,099 12.2%	333 12.7%	461 7.2%	237 3.7%	3,309 32.4%	5 Rooms	3,309	32.4%					
5 Persons	669 7.4%	208 7.9%	237 3.7%	204 3.2%	1,887 18.5%	6 Rooms	1,887	18.5%					
6 Persons	375 4.2%	138 5.3%	204 3.2%		419 4.1%	7 Rooms	419	4.1%					
7 or more Persons	339 3.8%	134 5.1%			243 2.4%	8 Rooms	243	2.4%					
					471 4.6%	9 or more Rooms	471	4.6%					
H17A/18A/19/20. Persons in Occupied Housing Units					Total								
Persons Occupied		Owner Occupied		Renter Occupied		10,218							
24,745		7,690		17,053		100.0%							
73.76		76.17		69.51									
Percentage of Persons		31.1%		68.9%									
H21/22. Tenure by Persons Per Room (Universe: Occupied Housing Units)													
Occupied		Owner Occupied		Renter Occupied		Vacant Units							
Units	Pct	Units	Pct	Units	Pct	Pct							
Persons Per Room	5,109 56.8%	1,732 66.2%	3,377 53.0%	2,399 37.6%	37 3.0%	97.0%							
0.50 or Less	3,159 35.1%	760 29.0%	2,399 37.6%	167 2.6%	1,190 97.0%								
0.51 to 1.00	479 5.3%	97 3.7%	167 2.6%										
1.01 to 1.50	184 2.0%	17 0.6%	47 0.7%										
1.51 to 2.00	58 0.6%	12 0.5%											
2.01 or More													
Total	8,991 100.0%	2,617 100.0%	6,374 100.0%			0.5%							
					6								
					1,221								
					99.5%								
H40. Vacancy Status by Duration of Vacancy (Universe: Vacant Housing Units)													
Vacant		Vacant For Rent		Vacant For Sale Only		All Other Vacants		Pct					
Units	Pct	Units	Pct	Units	Pct	Units	Pct	Pct					
Total	1,227 100.0%	947 100.0%	234 24.7%	413 43.6%	300 31.7%	10 11.0%	24 12.6%	84 44.2%	82 43.2%				
Less Than 2 Months	268 21.8%	234 24.7%	413 43.6%	300 31.7%		45 49.5%	84 44.2%						
2 to 6 Months	542 44.2%	413 43.6%				36 39.6%							
6 or More Months	418 34.1%	300 31.7%											
H39. Age of Householder by Meals Included in Rent (Universe: Specified Renter Occupied Housing Units)													
All Ages		Under 65 Years		65 Years & Over		Pct							
Units	Pct	Units	Pct	Units	Pct	Pct							
Total	6,305 100.0%	5,227 100.0%	1,078 100.0%			1,078 100.0%							
With Cash Rent	6,214 98.6%	5,160 98.7%	1,054 97.8%			1,054 97.8%							
Meals Included in Rent	28 0.4%	23 0.4%	5 0.5%			5 0.5%							
No Meals Included in Rent	6,186 98.1%	5,137 98.3%	1,049 97.3%			1,049 97.3%							
No Cash Rent	91 1.4%	67 1.3%	24 2.2%			24 2.2%							





Report #91-19  
Area Name: Dorchester (North)  
State: MA

Profile 7 - Financial Characteristics of Housing Units  
1990 Census of Population and Housing, Summary Tape File 1  
Area Type: Planning District

H23. Value (Universe: Specified Owner Occupied Housing Units)			Units and Value by Race and Hispanic Origin of Householder (Universe: Specified Owner-Occupied Housing Units)		
Specified Owner Occupied	Units	Pct	Units	Aggregate Value	Average Value
Less than \$15,000	6	100.0%	707	\$ 108,707,313	\$ 153,759
\$ 15,000 to \$ 19,999	2	0.3%			
\$ 20,000 to \$ 24,999	1	0.1%	564	\$ 87,192,207	\$ 154,596
\$ 25,000 to \$ 29,999	0	0.0%	98	\$ 14,793,201	\$ 150,951
\$ 30,000 to \$ 34,999	0	0.0%			
\$ 35,000 to \$ 39,999	6	0.8%			
\$ 40,000 to \$ 44,999	1	0.1%	3	\$ 412,500	\$ 137,500
\$ 45,000 to \$ 49,999	5	0.7%	10	\$ 1,382,500	\$ 138,250
\$ 50,000 to \$ 59,999	21	3.0%	31	\$ 4,926,904	\$ 158,932
\$ 60,000 to \$ 74,999	71	10.0%			
\$ 75,000 to \$ 99,999	85	12.0%	659	\$ 101,528,733	\$ 154,065
\$ 100,000 to \$ 124,999	139	19.7%	48	\$ 7,178,578	\$ 149,554
\$ 125,000 to \$ 149,999	164	23.2%			
\$ 150,000 to \$ 174,999	95	13.4%			
\$ 175,000 to \$ 199,999	74	10.5%			
\$ 200,000 to \$ 249,999	20	2.8%			
\$ 250,000 to \$ 299,999	7	1.0%			
\$ 300,000 to \$ 399,999	2	0.3%			
\$ 400,000 to \$ 499,999	2	0.3%			
\$ 500,000 or more	2	0.3%			
H32. Contract Rent (Universe: Specified Renter Occupied Housing Units)			H23A/23B/23C. Value (Universe: Specified Owner-Occupied Housing Units)		
Specified Renter Occupied	Units	Pct	Lower Value Quartile		Value
With Cash Rent	6,215	100.0%	Median Value	\$ 95,267	
Less than \$100	246	3.9%	Upper Value Quartile	\$ 120,188	
\$ 100 to \$ 149	458	7.3%		\$ 145,254	
\$ 150 to \$ 199	258	4.1%			
\$ 200 to \$ 249	323	5.1%			
\$ 250 to \$ 299	249	3.9%			
\$ 300 to \$ 349	335	5.3%			
\$ 350 to \$ 399	290	4.6%			
\$ 400 to \$ 449	415	6.6%			
\$ 450 to \$ 499	329	5.2%			
\$ 500 to \$ 549	559	8.9%			
\$ 550 to \$ 599	336	5.3%			
\$ 600 to \$ 649	582	9.2%			
\$ 650 to \$ 699	419	6.6%			
\$ 700 to \$ 749	381	6.0%			
\$ 750 to \$ 999	914	14.5%			
\$ 1,000 or more	121	1.9%			
No Cash Rent	91	1.4%			
H33/34/35/36/37. Units and Contract Rent by Race and Hispanic Origin of Householder (Universe: Specified Renter-Occupied Housing Units Paying Cash Rent)			H32A/32B/32C. Contract Rent (Universe: Specified Renter-Occupied Housing Units Paying Cash Rent)		
Specified Renter Occupied	Units	Pct	Lower Contract Rent Quartile	\$ 256	
With Cash Rent	6,215	100.0%	Median Contract Rent	\$ 406	
Less than \$100	246	3.9%	Upper Contract Rent Quartile	\$ 534	
\$ 100 to \$ 149	458	7.3%			
\$ 150 to \$ 199	258	4.1%			
\$ 200 to \$ 249	323	5.1%			
\$ 250 to \$ 299	249	3.9%			
\$ 300 to \$ 349	335	5.3%			
\$ 350 to \$ 399	290	4.6%			
\$ 400 to \$ 449	415	6.6%			
\$ 450 to \$ 499	329	5.2%			
\$ 500 to \$ 549	559	8.9%			
\$ 550 to \$ 599	336	5.3%			
\$ 600 to \$ 649	582	9.2%			
\$ 650 to \$ 699	419	6.6%			
\$ 700 to \$ 749	381	6.0%			
\$ 750 to \$ 999	914	14.5%			
\$ 1,000 or more	121	1.9%			
No Cash Rent	91	1.4%			





Report #91-20  
Area Name: Dorchester (North)  
State: MA

Profile 8 - Housing Unit Structural Characteristics  
1990 Census of Population and Housing, Summary Tape File 1  
Area Type: Planning District

State:MA

H29/43. Units and Value by Units in Structure (Universe: Owner-Occupied Housing Units)				H30. Vacancy Status (Universe: Specified Vacant For Sale Only)				H31. Price Asked (Universe: Specified Vacant-for-Sale)			
Total				Total				Total			
Units				Average Value				Average Price Asked			
2,617				\$ 442,224,445				\$ 168,981			
738				\$ 113,414,927				\$ 153,679			
586				\$ 91,894,516				\$ 156,817			
152				\$ 21,520,411				\$ 141,582			
1,860				\$ 325,283,477				\$ 174,884			
569				\$ 97,975,207				\$ 172,188			
1,291				\$ 227,308,270				\$ 176,071			
0				\$ 123,416				\$ 179,086			
19				\$ 3,402,625				\$ 179,086			
3,402,625				\$ 179,086				\$ 179,086			
113,414,927				\$ 153,679				\$ 153,679			
91,894,516				\$ 156,817				\$ 156,817			
21,520,411				\$ 141,582				\$ 141,582			
325,283,477				\$ 174,884				\$ 174,884			
97,975,207				\$ 172,188				\$ 172,188			
227,308,270				\$ 176,071				\$ 176,071			
123,416				\$ 179,086				\$ 179,086			
3,402,625				\$ 179,086				\$ 179,086			
1,227				100.0%				100.0%			
106				8.6%				28.2%			
31				2.5%				7.9%			
75				6.1%				4.3%			
1,113				90.7%				71.1%			
91				7.4%				21.7%			
427				34.8%				5.0%			
126				10.3%				5.1%			
88				7.2%				8.1%			
188				15.3%				0.0%			
193				15.7%				0.0%			
0				0.0%				0.0%			
8				0.7%				0.7%			
10,218				100.0%				100.0%			
1,208				11.8%				2,617			
743				7.3%				738			
465				4.6%				586			
8,921				87.3%				152			
1,307				12.8%				1,860			
5,034				49.3%				1,147			
578				5.7%				47			
435				4.3%				38			
647				6.3%				58			
920				9.0%				1			
0				0.0%				0			
89				0.9%				19			
3,734				3.39				1,359			
2,350				3.31				443			
1,384				3.56				916			
20,800				2.66				15,550			
3,364				2.76				1,671			
13,529				2.94				10,268			
1,084				2.40				969			
870				2.51				781			
866				1.89				776			
1,087				1.50				1,085			
5				0.46				0			
205				2.53				145			
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20,800				2.66				15,550			
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870				2.51				781			
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